



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, JUNE 16, 2015

Planning Board members present: Robert Best, Alastair Millns, Tom Mahon, Lynn Christensen, Desirea Falt, and Alternates Nelson Disco and Jeff Sebring.

Planning Board members absent: Michael Redding

Staff present: Assistant Planner Donna Pohli and Planning Intern Emily Edwards.

1. Call to Order.

Robert Best called the meeting to order at 7:30 p.m. and designated Jeff Sebring to sit for the vacant full member position and Nelson Disco to sit for Michael Redding.

2. Planning & Zoning Administrator's Report.

The Board voted 7-0-0 to determine that the Fortin/Nitro Site Plan and Lavoie/Kennedy Subdivision are not of regional impact, on a motion made by Lynn Christensen and seconded by Tom Mahon.

The Board voted 7-0-0 to determine that the Flatley site plan is of regional impact and to give a courtesy notice to the Town of Bedford, on a motion made by Nelson Disco and seconded by Jeff Sebring.

3. Recommendation to call the Performance Bond for Valleyview Revocable Trust (emergency access way/roadway improvements)

Applicant was represented by: Pat Panciocco, Baroff Professional Association and Michael Maggio, FSB Consulting.

Public comment was received from Scott Hammond, 18 Valleyview Drive, and Shauna Amick, 11 Valleyview Drive.

The Board voted 7-0-0 to call the bond, on a motion made by Alastair Millns and seconded by Desirea Falt.

4. Keach-Nordstrom Associates, Inc. (applicant) and Valleyview Revocable Trust, Carol Maggio, Trustee (owner) – Discussion and possible action regarding a request for a reinstatement of conditional final approval and a six month extension for compliance with conditions of an approval granted by the Planning Board on July 23, 2013 and July 8, 2014 to subdivide one lot into two single-family residential lots located at 15 Valleyview Drive in the R (Residential) District. Tax Map 5C, Lot 142. This item is continued from the April 21, 2015 and May 19, 2015 Planning Board meetings.

Applicant was represented by: Pat Panciocco, Baroff Professional Association.

Public comment was received from Scott Hammond, 18 Valleyview Drive.

The Board voted 7-0-0 to deny the request to reinstate and extend the conditional approval for the two-lot subdivision, on a motion made by Alastair Millns and seconded by Lynn Christensen.

- 5. Mario Fortin and Nitrof Investments, LLC. (applicant/owner) – Review for acceptance and consideration of Final Approval of a waiver of full site plan review to construct an 18'x 60' storage shed addition to the existing 5,432 s.f. building. The parcel is located at 82 D.W. Highway in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 2D, Lot 040.**

Applicant was represented by: Mario Fortin, 82 D.W. Highway.

The Board voted 7-0-0 to accept the application for review, on a motion made by Lynn Christensen and seconded by Desirea Falt.

The Board voted 7-0-0 to waive the requirement for full site plan review, on a motion made by Desirea Falt and seconded by Jeff Sebring.

There was no public comment.

The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen.

- 6. Robert Lavoie (applicant) and Gregg R. Kennedy (owner) – Review for acceptance and consideration of Final Approval of an application for a 2-lot minor subdivision. The parcel is located at 8 Fuller Mill Road in the R-1 (Residential) District. Tax Map 4B, Lot 153.**

At the applicant's request, the Board voted 7-0-0 to continue this item to the July 7, 2015 Planning Board meeting at 7:30pm in the Matthew Thornton room, on a motion made by Alastair Millns and seconded by Desirea Falt.

- 7. John J. Flatley Company (applicant/owner) – Review for acceptance and consideration of Final Approval of an application for a site plan to construct 240 multi-family residences, clubhouse, and associated parking and drainage improvements, per the requirements of the Flatley mixed use Conditional Use Permit. The parcels are located at # 645, 673, 685, 703 and 707 D.W. Highway in the I-1 (Industrial), Aquifer Conservation and Wellhead Protection Districts. Tax Map 6E, Lots 003-01, 003-03, 003-04, 003-05 & 003-06.**

At the applicant's request, the Board voted 7-0-0 to continue this item to the July 21, 2015 Planning Board meeting at 7:30pm in the Matthew Thornton room, on a motion made by Alastair Millns and seconded by Nelson Disco.

- 8. Discussion/possible action regarding other items of concern.**

Discussion only.

- 9. Approval of Minutes – June 2, 2015**

The minutes of June 2, 2015, were approved, with changes, by a vote of 7-0-0, on a motion made by Desirea Falt and seconded by Nelson Disco.

- 10. Adjourn.**

The meeting adjourned at 9:23 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Nelson Disco.